

MINUTES

SAN DIEGO COUNTY PLANNING COMMISSION

Regular Meeting – August 20, 2004

DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:00 a.m. and adjourned at 9:30 a.m.

ROLL CALL

Commissioners Present: Beck, Brooks, Day, Kreitzer, Miller, Woods,

Commissioners Absent: Edwards

Advisors Present: Taylor

Staff Present: Pryor, Hulse, Sibbet, Bunnemeyer, Nagem,
Laybourne

1. Director's Report:

On August 18, 2004. the Board of Supervisors approved the elimination of PERB and the duties be transferred to the Planning Commission.

2. Public Requests:

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

Pam Nelson, 38723 Highway 79, Warner Springs, California 92086

Ms. Nelson continues to have concerns about the nuisance of off-road motor sports.

Commissioner Beck suggested that Ms. Nelson submit an up-to-date summary of her recommendations and the work that Riverside County is doing on Off-Road Motor Sports to the Planning Commission and the Director, Department of Planning and Land Use. Commissioner Beck directed staff to bring back recommendations to the Planning Commission on September 17, 2004 Planning Commission meeting on how to address this issue.

Approval of Minutes:

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Approval of Minutes:

Action: Brooks – Day

Approval of Minutes July 23, 2004 and August 6, 2004

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Edwards

4. Rancho L'Abri, Major Use Permit Modification (P79-026W²) for a Time Extension to allow the operation to continued for a Group Care Facility in the Jamul/Dulzura Community Planning Group Area

This Major Use Permit Modification request is to extend the existing operation of a group care facility, to serve 40 clients for chemical abuse recovery and treatment. The staffing will consist of 34 personnel during daytime operations on the 73.34-acre site. Existing improvements include four mobilehomes, a residence of approximately 4,000 square feet, a covered exercise room, and a barn. No new construction or development is proposed.

The 73.34-acre property is located at 18091 Bee Canyon Road, in the Jamul/Dulzura Community Planning Group Area. The General Plan Land Use Designation is (18) Multiple Rural Use and the Zoning is A72 (General Agriculture), which allows the establishment of a group care facility by issuance of a Major Use Permit pursuant to Section 2725.b of the Zoning Ordinance.

Staff Presentation: Bunnemeyer

Proponents: 2; **Opponents:** 1

Action: Woods – Miller

By a vote of 6-0, the Major Use Permit Modification was approved with the following condition: Within 30 days of this approval, install a sign on Mr. Gabelle's property (with his agreement on placement and design), and revise the sign at the entrance to the Rancho L'Abrio property so that it is easier to read, both signs to the satisfaction of the Director, Department of Planning and Land Use.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Edwards

5. La Canada Bed and Breakfast Lodge Major Use Permit, P02-005, Ramona Community Planning Area

This project will operate similar to a five-unit bed and breakfast in accordance with Section 6156aa. of the Zoning Ordinance. This country retreat will operate within existing structures that were built prior to 1936 and recently refurbished. No further construction is proposed. The use cannot be classified as a bed and breakfast because the units will be in separate detached structures. Therefore, the use is technically classified as a resort pursuant to Section 1545 of the Zoning Ordinance. Approval of a Major Use Permit is required to locate this use within the S88 Zone pursuant to Section 2888a. of the Zoning Ordinance. The General Plan designates this site as (21) Specific Plan Area, but a Specific Plan has not yet been adopted for this area.

Staff Presentation: Sibbet

Proponents: 0; **Opponents:** 0

Action: Kreitzer – Brooks

Grant Major Use Permit P02-005 that makes the appropriate findings and includes those requirements and condition necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Edwards

6. Poway Unified School District General Plan Conformance Finding, GPC 04-021

The Poway Unified School District is proposing construction of a 2,250-student high school on a site located within the 4S Ranch Specific Plan Area. The entire site is 62.46 acres in size, 21.79 acres are within the County of San Diego and the remaining 40.67 acres are within the City of San Diego. This high school site was originally identified in the 4S Ranch Specific Plan that was adopted by the Board of Supervisors on November 4, 1998.

In order to promote the safety of pupils and comprehensive community planning, the State Public Resources Code (Section 21151.2) requires the District to submit sites for review by the Planning Agency to ensure that the proposed use is consistent with public planning policies. The proposed construction is subject to review for General Plan conformance relative to its purpose, location and extent (Government Code Section 65402). The Department of Planning and Land Use has determined that the proposed construction is in conformance with the San Diego County General Plan.

Staff Presentation: Nagem

Proponents: 0; **Opponents:** 0

This Item was approved on consent.

Action: Woods – Day

1. Find pursuant to Section 21151.2 of the State Public Resources Code that the proposed construction of a high school is found to be consistent with the general Plan considering the promotion of safety of pupils and comprehensive community planning and direct staff to submit a written report with this finding to the governing board of the Poway Unified School District.
2. Find pursuant to Government Code Section 65402 that the construction of the proposed high school is in conformance with the adopted General Plan, specifically regarding the location, purpose and extent of such school.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Edwards

7. Report on actions of Planning Commission's Subcommittees:

There was none.

8. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

There was none.

9. Discussion of correspondence received by the Planning Commission:

There was none.

10. Scheduled Meetings

September 3, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

September 17, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

October 1, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

October 15, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

October 29, 2004 Planning Commission Workshop, DPLU Hearing Room, 9:00 a.m.

November 5, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

December 3, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

December 17, 2004 Regular Meeting, DPLU Hearing Room, 9:00 a.m.

There being no further business to be considered at this time, the chairperson adjourned the meeting at 9:30 a.m. to 9:00 a.m. on September 17, 2004 in the DPLU Hearing Room, 5201 Ruffin road, Suite B, San Diego, California.